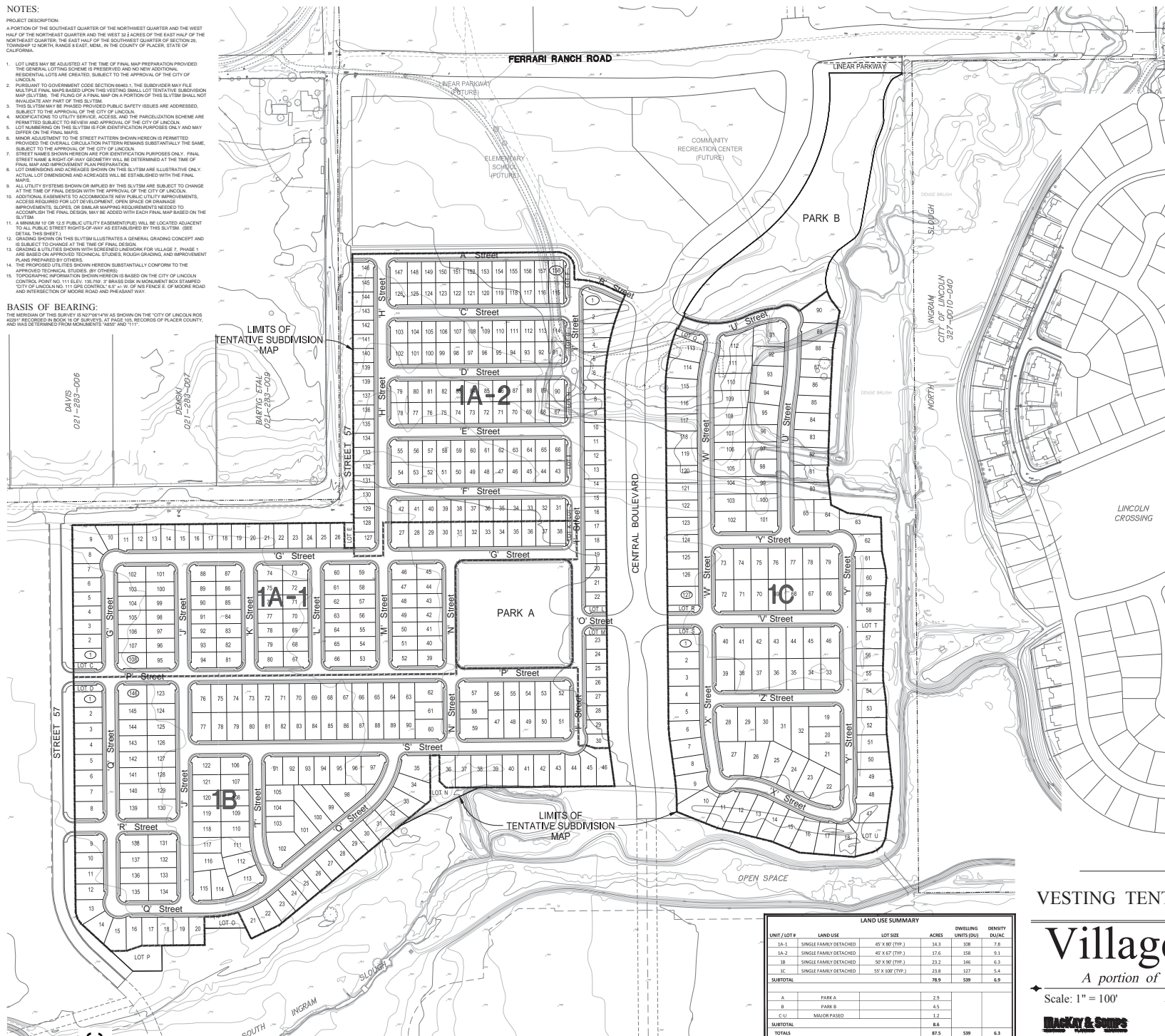


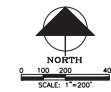
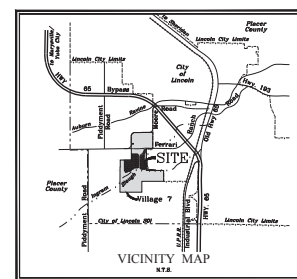
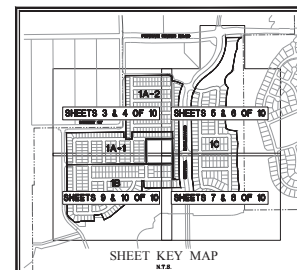
PROJECT DESCRIPTION:
A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER AND THE WEST 32 1/2 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER; THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 NORTH, RANGE 8 EAST, 6DM, IN THE COUNTY OF PLACER, STATE OF

- [illegible]

THE MERIDIAN OF THIS SURVEY IS N27°06'14"W AS SHOWN ON THE "CITY OF LINCOLN RO8 42291" RECORDED IN BOOK 18 OF SURVEYS, AT PAGE 105, RECORDS OF PLACER COUNTY, AND WAS DETERMINED FROM MONUMENTS "A855" AND "111".



ASSESSORS PARCEL NO.	A PORTION OF 207-263-010
APPLICANT:	LEWIS PLANNED COMMUNITIES 1000 N. J STREET SACRAMENTO, CA 95828
OWNER:	CLARK, L AND FLORENCE L 3075 KEEFER BOULEVARD, SUITE 2 SACRAMENTO, CA 95822
ENGINEER:	MACKAY & DUMPS CIVIL ENGINEERS, INC. 1000 N. J STREET, SUITE 100 ROSELLE, CA 95671 TEL: 757-7138
SITE AREA	87.5 ± AC. (GROSS)
EXISTING USE	VACANT/AGRICULTURAL
PROPOSED USE	100 LOW DENSITY RESIDENTIAL (R2) 100 MED DENSITY RESIDENTIAL (RM) 100 A RECREATION, MAJOR PASEO AND LINE PARKWAY
ZONING:	UNDEVELOPED (R100) 100 LOW DENSITY RESIDENTIAL (R2) 100 MED DENSITY RESIDENTIAL (RM) 100 A RECREATION, MAJOR PASEO AND LINE PARKWAY
GENERAL PLANNING PLAN DESIGNATIONS	100 LOW DENSITY RESIDENTIAL (R2) 100 MED DENSITY RESIDENTIAL (RM) 100 A RECREATION, MAJOR PASEO AND LINE PARKWAY
NUMBER OF LOTS	1460 TOTAL LOTS 112 MED DENSITY RESIDENTIAL LOTS 112 MAJOR PASEO LOTS
SPECIAL DISTRICTS	CITY OF LINCOLN
PARK	CITY OF LINCOLN
FIRE	WESTERN PACE UNIFIED SCHOOL DISTRICT
SCHOOL	CITY OF LINCOLN
RECLAIMED WATER	CITY OF LINCOLN
SEWATER REUSE	CITY OF LINCOLN
STORM DRAINAGE	CITY OF LINCOLN
ELECTRICITY	PACIFIC GAS & ELECTRIC CO.
GAS	PACIFIC GAS & ELECTRIC CO.
VOICEDATA DISTRICTS	AT&T, COMCAST, WIDE AREA



COVER SHEET

 SMALL LOT
 VESTING TENTATIVE SUBDIVISION MAP
 for

Village 7 - Phase 1

A portion of the Village 7 Specific Plan Area

Scale: 1" = 100'

Lincoln, California

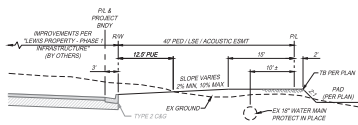
October 19, 2016

BLACK & SOUPS

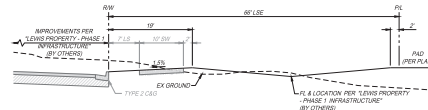
Lewis Planned Communities

LAND USE SUMMARY					
UNIT / LOT #	LAND USE	LOT SIZE	ACRES	DWELLING UNITS (DU)	DENSITY EX/AC
1A-1	SINGLE FAMILY DETACHED	45' X 80' (TYP.)	14.3	108	7.8
1A-2	SINGLE FAMILY DETACHED	45' X 80' (TYP.)	14.3	108	9.1
3C	SINGLE FAMILY DETACHED	50' X 90' (TYP.)	21.2	146	6.8
3C	SINGLE FAMILY DETACHED	50' X 90' (TYP.)	21.8	127	5.4
SUBTOTAL			78.9	539	6.9
A	PARK A		2.9		
B	PARK B		4.5		
C-V	MAJOR PAVLO		1.2		
SUBTOTAL			8.6		
TOTALS			87.5	539	6.3

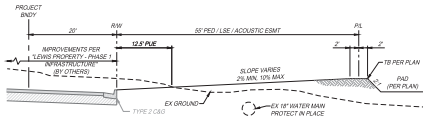
GRADING SECTIONS



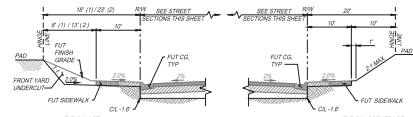
1 STREET 57 - TYPICAL SECTION
INTS



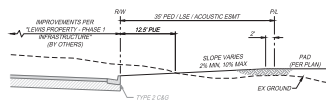
2 CENTRAL BOULEVARD - TYPICAL SECTION
INTS



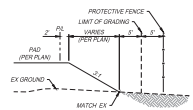
3 STREET 57 - TYPICAL SECTION
INTS



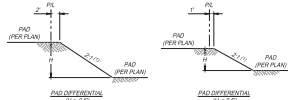
4 TYPICAL LOT GRADING SECTION
DETACHED SIDEWALK
INTS



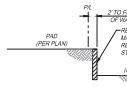
5 STREET 57 - TYPICAL SECTION
INTS



6 TYPICAL BOUNDARY SECTION
INTS



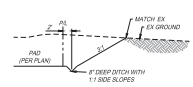
7 TYPICAL BOUNDARY SECTION
INTS



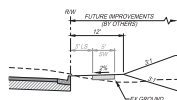
8 TYPICAL BOUNDARY SECTION
INTS



9 TYPICAL SIDE AND REAR YARD
INTERIOR LOT GRADING
INTS

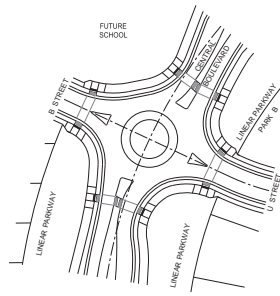


10 TYPICAL BOUNDARY SECTION
INTS

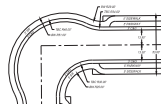


11 SCHOOL AND PARK - TYPICAL SECTION
INTS

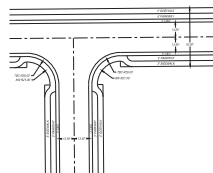
STREET GEOMETRY



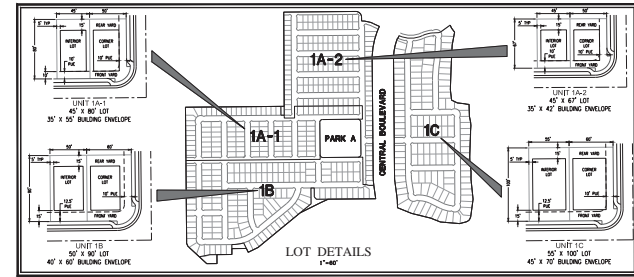
12 TYPICAL TRAFFIC CIRCLE GEOMETRY
Central Boulevard (Off-Site)
(Informational only - See Improvement Plans by others)
N.T.S.



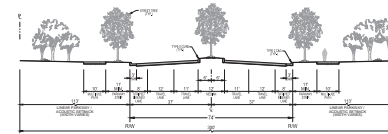
13 TYPICAL ELBOW GEOMETRY
N.T.S.



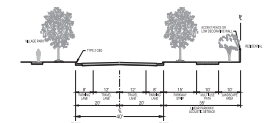
14 TYPICAL STREET INTERSECTION GEOMETRY
N.T.S.



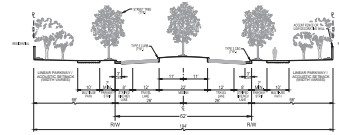
STREET SECTIONS



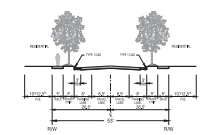
15 74' RIGHT-OF-WAY
Arterial Roadway
Fennel Ranch Road
N.T.S.



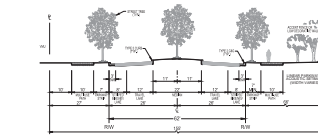
16 40' RIGHT-OF-WAY
Collector Roadway (Off-Site)
Street 57
(Informational only - See Improvement Plans by others)
N.T.S.



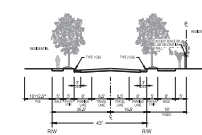
17 62' RIGHT-OF-WAY
Collector with Median - No Parking
Central Boulevard
N.T.S.



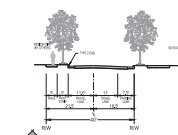
18 53' RIGHT-OF-WAY
Residential Street
Street 57
(Informational only - See Improvement Plans by others)
N.T.S.



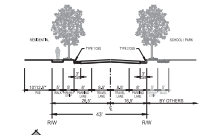
19 62' RIGHT-OF-WAY
Collector with Median - No Parking
Central Boulevard
N.T.S.



20 43' RIGHT-OF-WAY
Residential Street at
Passo locations
(Informational only - See Improvement Plans by others)
N.T.S.



21 40' RIGHT-OF-WAY
Collector Roadway (Off-Site)
Street 57
(Informational only - See Improvement Plans by others)
N.T.S.



22 43' RIGHT-OF-WAY
Residential Street at
School and Park locations
(Informational only - See Improvement Plans by others)
N.T.S.

DETAILS & STREET SECTIONS SMALL LOT VESTING TENTATIVE SUBDIVISION MAP

Village 7 - Phase 1

A portion of the Village 7 Specific Plan Area

Scale: As Noted Lincoln, California October 19, 2016

BLACK & SHARP Lewis Planned Communities
A MEMBER OF THE LEWIS GROUP OF COMPANIES

CONCEPTUAL GRADING AND DRAINAGE PLAN
SMALL LOT
VESTING TENTATIVE SUBDIVISION MAP

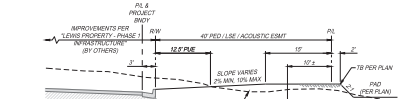
Village 7 - Phase 1

A portion of the Village 7 Specific Plan Area
Scale: 1" = 40' Lincoln, California October 19, 2016

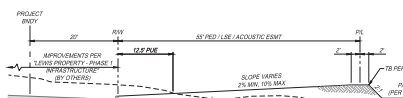
PROPOSED	DESCRIPTION	EXISTING
	STORM DRAIN LINE	
	STORM DRAIN MANHOLE	
	DROP INLET	
	INLET/OUTLET	
	STREET GRADE	
	CENTERLINE ELEVATION	
	PAD GRADE	
	TREE TO BE REMOVED	
	OVERLAIN RELEASE	



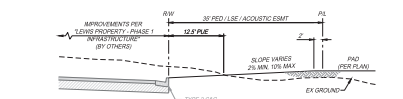
ESTIMATED EARTHWORK SUMMARY	
CUT	130,500 cu yd
ADJUSTED FILL (10%):	187,200 cu yd
SHORTAGE	36,700 cu yd
BORROW FROM SCHOOL SITE:	36,700 cu yd



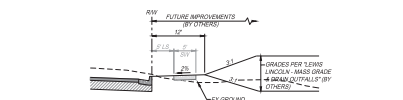
STREET 57 - TYPICAL SECTION



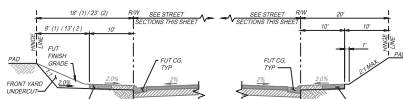
STREET 57 - TYPICAL SECTION



STREET 57 - TYPICAL SECTION



SCHOOL AND PARK - TYPICAL SECTION



TYPICAL LOT GRADING SECTION

NOTES:
1. 8" IF 18" FOR 40' WIDE LOTS
2. 12" IF 24" FOR 60' WIDE LOTS

- NOTES:
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
 - THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
 - UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF LINCOLN.
 - THE EXISTING DRAINAGE CONDITIONS SHOWN ON THIS EXHIBIT REPRESENT THE EXISTING DRAINAGE CONDITION AND ARE FOR PLANNING LEVEL STUDY ONLY.
 - GRADING & UTILITIES SHOWN WITH SCREENED LINCOLN FOR VILLAGE 7, PHASE 1 ARE BASED ON APPROVED TECHNICAL STUDIES, ROAD GRADING, AND IMPROVEMENT PLANS PROVIDED BY OTHERS.
 - THE PROPOSED UTILITIES SHOWN HEREIN SUBSTANTIALLY CONFORM TO THE APPROVED TECHNICAL STUDIES, (BY OTHERS).
 - TOPOGRAPHIC INFORMATION SHOWN HEREIN IS BASED ON THE CITY OF LINCOLN CONTROL POINT NO. 111 (ELEV. 135.704'). 1" WASS DISK IN MONUMENT BOX STAMPED 'CITY OF LINCOLN NO. 111 GPS CONTROL, 1.8' 5.5' 6' 8' 10' 12' 14' 16' 18' 20' 22' 24' 26' 28' 30' 32' 34' 36' 38' 40' 42' 44' 46' 48' 50' 52' 54' 56' 58' 60' 62' 64' 66' 68' 70' 72' 74' 76' 78' 80' 82' 84' 86' 88' 90' 92' 94' 96' 98' 100' 102' 104' 106' 108' 110' 112' 114' 116' 118' 120' 122' 124' 126' 128' 130' 132' 134' 136' 138' 140' 142' 144' 146' 148' 150' 152' 154' 156' 158' 160' 162' 164' 166' 168' 170' 172' 174' 176' 178' 180' 182' 184' 186' 188' 190' 192' 194' 196' 198' 200' 202' 204' 206' 208' 210' 212' 214' 216' 218' 220' 222' 224' 226' 228' 230' 232' 234' 236' 238' 240' 242' 244' 246' 248' 250' 252' 254' 256' 258' 260' 262' 264' 266' 268' 270' 272' 274' 276' 278' 280' 282' 284' 286' 288' 290' 292' 294' 296' 298' 300' 302' 304' 306' 308' 310' 312' 314' 316' 318' 320' 322' 324' 326' 328' 330' 332' 334' 336' 338' 340' 342' 344' 346' 348' 350' 352' 354' 356' 358' 360' 362' 364' 366' 368' 370' 372' 374' 376' 378' 380' 382' 384' 386' 388' 390' 392' 394' 396' 398' 400' 402' 404' 406' 408' 410' 412' 414' 416' 418' 420' 422' 424' 426' 428' 430' 432' 434' 436' 438' 440' 442' 444' 446' 448' 450' 452' 454' 456' 458' 460' 462' 464' 466' 468' 470' 472' 474' 476' 478' 480' 482' 484' 486' 488' 490' 492' 494' 496' 498' 500' 502' 504' 506' 508' 510' 512' 514' 516' 518' 520' 522' 524' 526' 528' 530' 532' 534' 536' 538' 540' 542' 544' 546' 548' 550' 552' 554' 556' 558' 560' 562' 564' 566' 568' 570' 572' 574' 576' 578' 580' 582' 584' 586' 588' 590' 592' 594' 596' 598' 600' 602' 604' 606' 608' 610' 612' 614' 616' 618' 620' 622' 624' 626' 628' 630' 632' 634' 636' 638' 640' 642' 644' 646' 648' 650' 652' 654' 656' 658' 660' 662' 664' 666' 668' 670' 672' 674' 676' 678' 680' 682' 684' 686' 688' 690' 692' 694' 696' 698' 700' 702' 704' 706' 708' 710' 712' 714' 716' 718' 720' 722' 724' 726' 728' 730' 732' 734' 736' 738' 740' 742' 744' 746' 748' 750' 752' 754' 756' 758' 760' 762' 764' 766' 768' 770' 772' 774' 776' 778' 780' 782' 784' 786' 788' 790' 792' 794' 796' 798' 800' 802' 804' 806' 808' 810' 812' 814' 816' 818' 820' 822' 824' 826' 828' 830' 832' 834' 836' 838' 840' 842' 844' 846' 848' 850' 852' 854' 856' 858' 860' 862' 864' 866' 868' 870' 872' 874' 876' 878' 880' 882' 884' 886' 888' 890' 892' 894' 896' 898' 900' 902' 904' 906' 908' 910' 912' 914' 916' 918' 920' 922' 924' 926' 928' 930' 932' 934' 936' 938' 940' 942' 944' 946' 948' 950' 952' 954' 956' 958' 960' 962' 964' 966' 968' 970' 972' 974' 976' 978' 980' 982' 984' 986' 988' 990' 992' 994' 996' 998' 1000' 1002' 1004' 1006' 1008' 1010' 1012' 1014' 1016' 1018' 1020' 1022' 1024' 1026' 1028' 1030' 1032' 1034' 1036' 1038' 1040' 1042' 1044' 1046' 1048' 1050' 1052' 1054' 1056' 1058' 1060' 1062' 1064' 1066' 1068' 1070' 1072' 1074' 1076' 1078' 1080' 1082' 1084' 1086' 1088' 1090' 1092' 1094' 1096' 1098' 1100' 1102' 1104' 1106' 1108' 1110' 1112' 1114' 1116' 1118' 1120' 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1786' 1788' 1790' 1792' 1794' 1796' 1798' 1800' 1802' 1804' 1806' 1808' 1810' 1812' 1814' 1816' 1818' 1820' 1822' 1824' 1826' 1828' 1830' 1832' 1834' 1836' 1838' 1840' 1842' 1844' 1846' 1848' 1850' 1852' 1854' 1856' 1858' 1860' 1862' 1864' 1866' 1868' 1870' 1872' 1874' 1876' 1878' 1880' 1882' 1884' 1886' 1888' 1890' 1892' 1894' 1896' 1898' 1900' 1902' 1904' 1906' 1908' 1910' 1912' 1914' 1916' 1918' 1920' 1922' 1924' 1926' 1928' 1930' 1932' 1934' 1936' 1938' 1940' 1942' 1944' 1946' 1948' 1950' 1952' 1954' 1956' 1958' 1960' 1962' 1964' 1966' 1968' 1970' 1972' 1974' 1976' 1978' 1980' 1982' 1984' 1986' 1988' 1990' 1992' 1994' 1996' 1998' 2000' 2002' 2004' 2006' 2008' 2010' 2012' 2014' 2016' 2018' 2020' 2022' 2024' 2026' 2028' 2030' 2032' 2034' 2036' 2038' 2040' 2042' 2044' 2046' 2048' 2050' 2052' 2054' 2056' 2058' 2060' 2062' 2064' 2066' 2068' 2070' 2072' 2074' 2076' 2078' 2080' 2082' 2084' 2086' 2088' 2090' 2092' 2094' 2096' 2098' 2100' 2102' 2104' 2106' 2108' 2110' 2112' 2114' 2116' 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CONCEPTUAL SANITARY SEWER & WATER PLAN
SMALL LOT
VESTING TENTATIVE SUBDIVISION MAP

Village 7 - Phase 1

A portion of the Village 7 Specific Plan Area

Scale: 1" = 40'

Lincoln, California

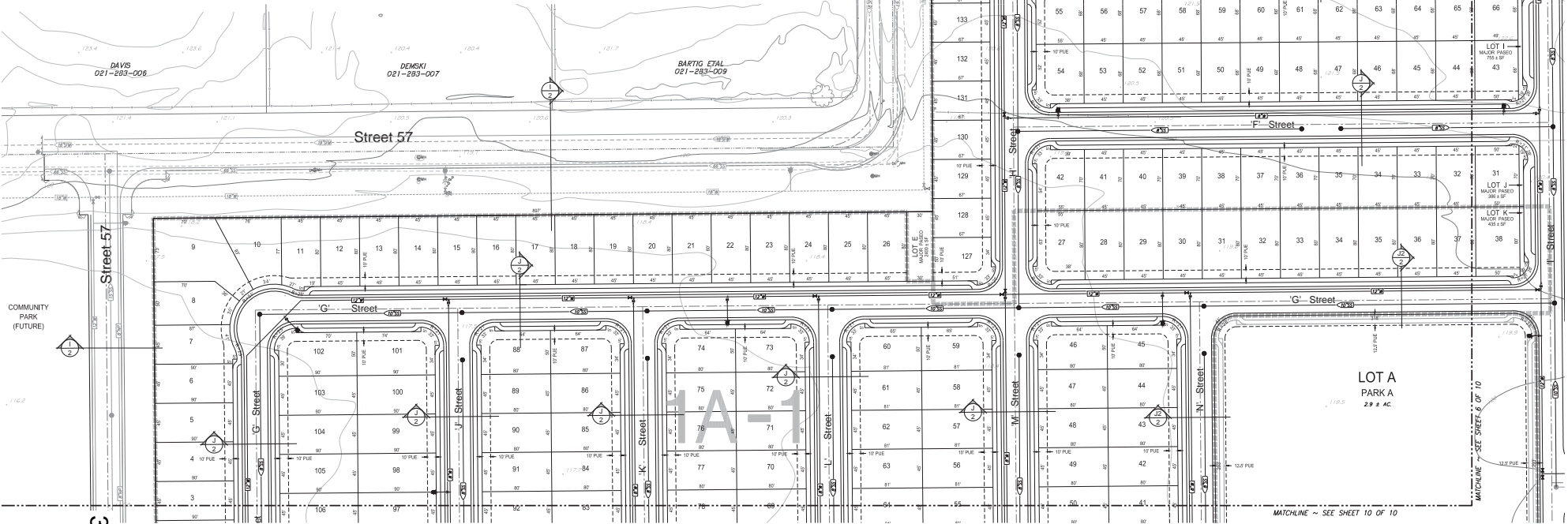
October 19, 2016



PROPOSED	DESCRIPTION	EXISTING
	SEWER LINE (12" MINIMUM)	
	SEWER MANHOLE	
	WATER LINE (12" MINIMUM)	
	BLOW OFF VALVE	
	GATE VALVE	
	BUTTERFLY VALVE	
	FIRE HYDRANT ASSEMBLY	

NOTES:

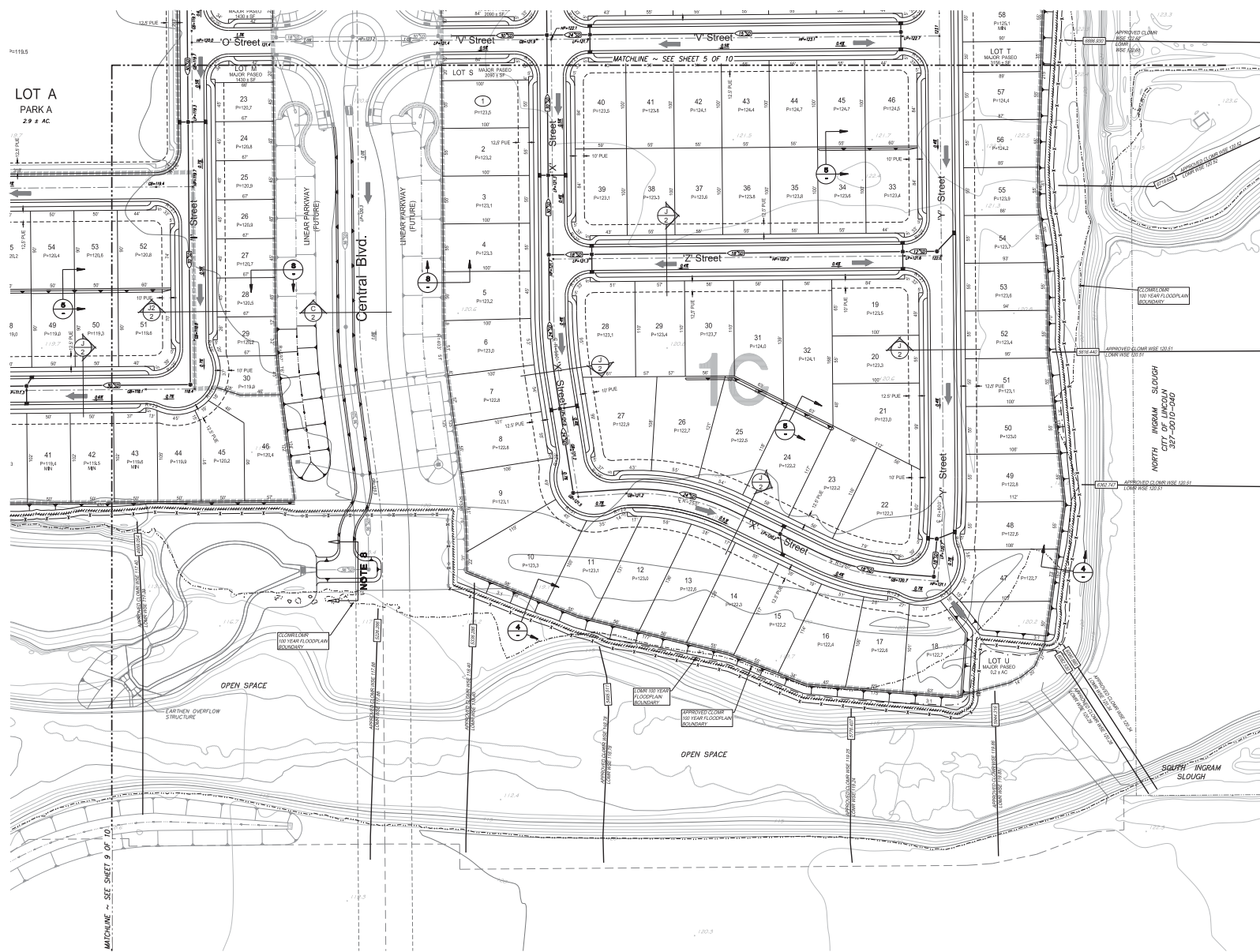
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
3. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF LINCOLN.
4. THE EXISTING GROUND CONTOURS SHOWN ON THIS EXHIBIT REPRESENT THE EXISTING GROUND CONDITION AND ARE FOR PLANNING LEVEL STUDIES ONLY.
5. GRADING & UTILITIES SHOWN WITH SCREENED LINEWORK FOR VILLAGE 7 PHASE 1 ARE BASED ON APPROVED TECHNICAL STUDIES, ROUGH GRADING, AND IMPROVEMENT PLANS PREPARED BY OTHERS.
6. THE PROPOSED UTILITIES SHOWN HEREON SUBSTANTIALLY CONFORM TO THE APPROVED TECHNICAL STUDIES. (BY OTHERS)
7. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE CITY OF LINCOLN CONTROL POINT NO. 111 (ELEV. 125.784') 1" BASS DISK IN MONUMENT BOX STAMPED "CITY OF LINCOLN NO. 111 GPS CONTROL" 6.5' x 4.5' x 0.5' W. OF MOORE ROAD (E. OF MOORE ROAD AND INTERSECTION OF MOORE ROAD AND PHASANT WAY).
8. OUTFALL STRUCTURES ARE A PART OF "LEWIS LINCOLN - MASS GRADE & DRAIN OUTFALLS". (BY OTHERS)
9. CONVERSION BETWEEN NAVD83 AND NAD83 IS BASED UPON THE NOS DATA SHEET FOR THE POINT DESIGNATED ABOVE. BASED ON THIS DATA POINT, THE VERTICLE DIFFERENCE IS 2.34 FEET.



369

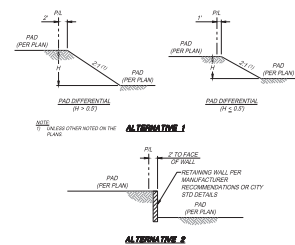




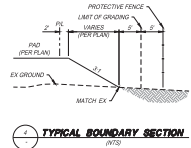


LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	STORM DRAIN LINE	
	STORM DRAIN MANHOLE	
	DROP INLET	
	INLET/OUTLET	
	SLOPE	
	STREET GRADE	
	CENTERLINE ELEVATION	
	PAD GRADE	
	LIMIT OF GRADING	
	PROTECTIVE FENCE	
	TREE TO BE REMOVED	
	OVERLAND RELEASE	
	APPROVED CLUMP 100-YR FLOODPLAIN BOUNDARY	
	CLUMP 100-YR FLOODPLAIN BOUNDARY	

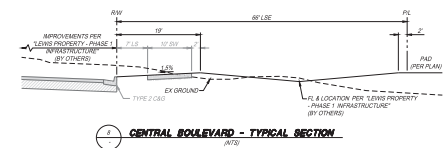
- NOTES:
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
 - THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
 - UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF LINCOLN.
 - THE EXISTING GROUND CONTOURS SHOWN ON THIS EXHIBIT REPRESENT THE EXISTING GROUND CONDITION AND ARE FOR PLANNING LEVEL STUDIES ONLY.
 - GRADING & UTILITIES SHOWN WITHIN SCREENED LINCOLN FOR VILLAGE 7, PHASE 1 ARE BASED ON APPROVED TECHNICAL STUDIES, PAVING GRADING, AND IMPROVEMENT PLANS PREPARED BY OTHERS.
 - THE PROPOSED UTILITIES SHOWN HEREON SUBSTANTIALLY CONFORM TO THE APPROVED TECHNICAL STUDIES (BY OTHERS).
 - TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE CITY OF LINCOLN CONTROL POINT NO. 111 LEV. 130.700, 3" BRASS CUP IN MANHOLE BOX STAMPED "CITY OF LINCOLN NO. 111 GPS CONTROL, 8.8.3" AND 3" WOOD ROAD AND PLEASANT WAY.
 - OUTFALL STRUCTURES ARE A PART OF "LEWIS LINCOLN - MASS GRASS & SOIL IN OUTFALL" (BY OTHERS).
 - CONVERSION BETWEEN MANDOR AND NGVD93 IS BASED UPON THE NGS DATA SHEET FOR THE POINT DESIGNATED MASS, BASED ON THIS DATA POINT, THE VERTICALE DIFFERENCE IS 2.34 FEET.
 - THE APPROVED CLUMP AND FUTURE LOW BOUNDARIES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR GRAPHIC REPRESENTATION, THE LOW BOUNDARY ALIGNED WITH THE CLUMP BOUNDARY, UNLESS SHOWN OTHERWISE.



2 TYPICAL SIDE AND REAR YARD INTERIOR LOT GRADING



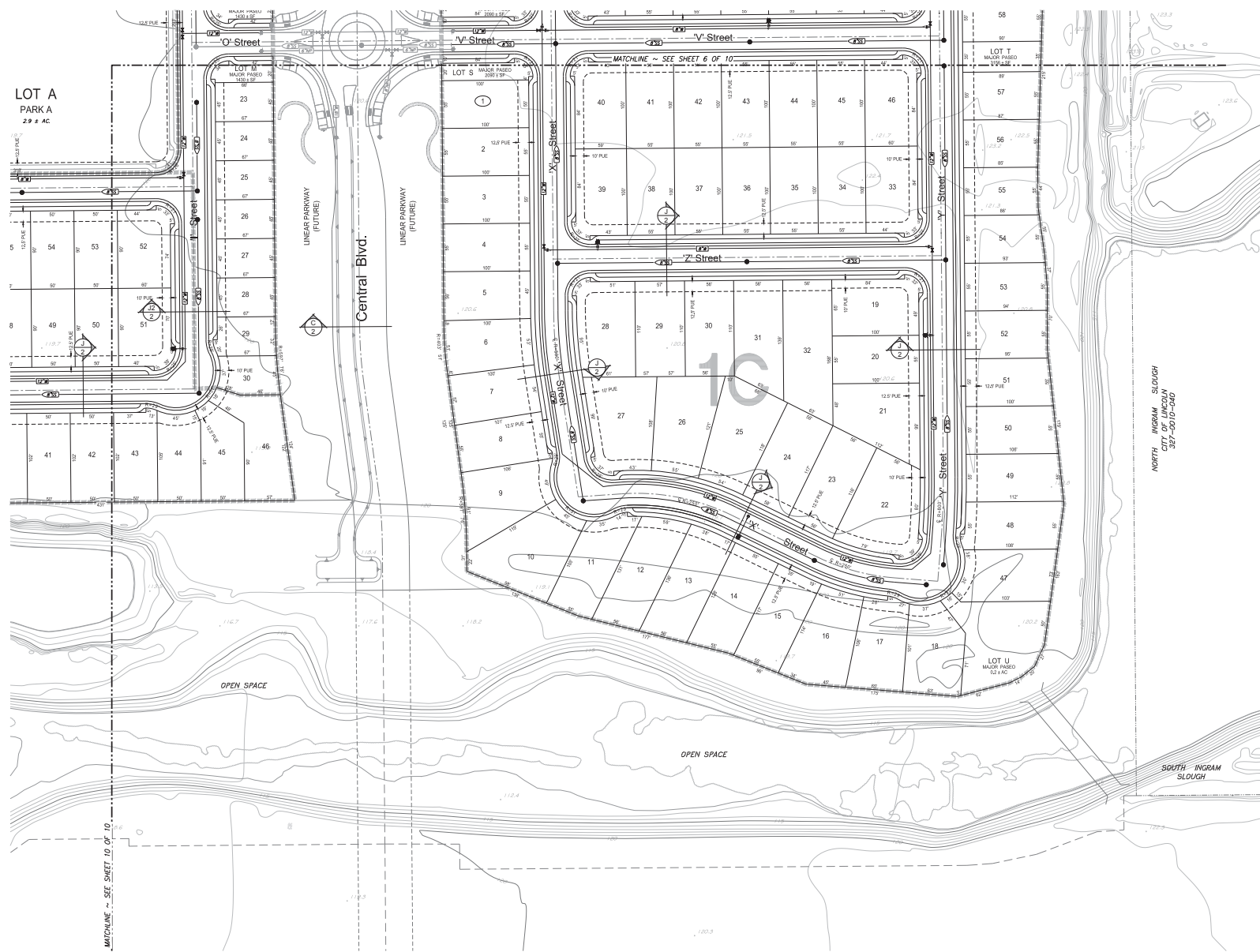
1 TYPICAL BOUNDARY SECTION



3 CENTRAL BOULEVARD - TYPICAL SECTION

CONCEPTUAL GRADING AND DRAINAGE PLAN
 SMALL LOT
 VESTING TENTATIVE SUBDIVISION MAP
 Village 7 - Phase 1
 A portion of the Village 7 Specific Plan Area
 Lincoln, California
 Scale 1" = 10'





PROPOSED	DESCRIPTION	EXISTING
	SEWER LINE	
	SEWER MANHOLE	
	WATER LINE	
	BLOW OFF VALVE	
	BUTTERFLY VALVE	
	FIRE HYDRANT ASSEMBLY	

- NOTES:
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
 2. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
 3. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF LINCOLN.
 4. THE EXISTING GROUND CONTOURS SHOWN ON THIS EXHIBIT REPRESENT THE EXISTING GROUND CONDITION AND ARE FOR PLANNING LEVEL STUDIES ONLY.
 5. DRAINAGE & UTILITIES SHOWN WITH SCREENED LINENWORK FOR VILLAGE 7, PHASE 1 ARE BASED ON APPROVED TECHNICAL STUDIES, WASH GRADING, AND IMPROVEMENT PLANS PREPARED BY OTHERS.
 6. THE PROPOSED UTILITIES SHOWN HEREON SUBSTANTIALLY CONFORM TO THE APPROVED TECHNICAL STUDIES. (BY OTHERS)
 7. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE CITY OF LINCOLN CONTROL POINT NO. 111 ELEV. 125.759' 1" BRASS DISK IN MONUMENT BOX STAMPED "CITY OF LINCOLN NO. 111 OPS CONTROL 6' 1.5" 1/4" 8" OF NIS FENCE E. OF MOORE ROAD AND INTERSECTION OF MOORE ROAD AND PHEASANT WAY.
 8. OUTFALL STRUCTURES ARE A PART OF "LEWIS LINCOLN - MASS GRADE & DRAIN OUTFALLS" (BY OTHERS)
 9. CONVERSION BETWEEN NAVD83 AND NAD83 IS BASED UPON THE NGS DATA SHEET FOR THE POINT DESIGNATED ABOVE. BASED ON THIS DATA POINT, THE VERTICLE DIFFERENCE IS 2.34 FEET.

CONCEPTUAL SANITARY SEWER & WATER PLAN
SMALL LOT
VESTING TENTATIVE SUBDIVISION MAP

Village 7 - Phase 1

A portion of the Village 7 Specific Plan Area
Lincoln, California
October 19, 2016

Scale: 1" = 10'
North Arrow
Scale: 1" = 40'



Sheet 8 of 10

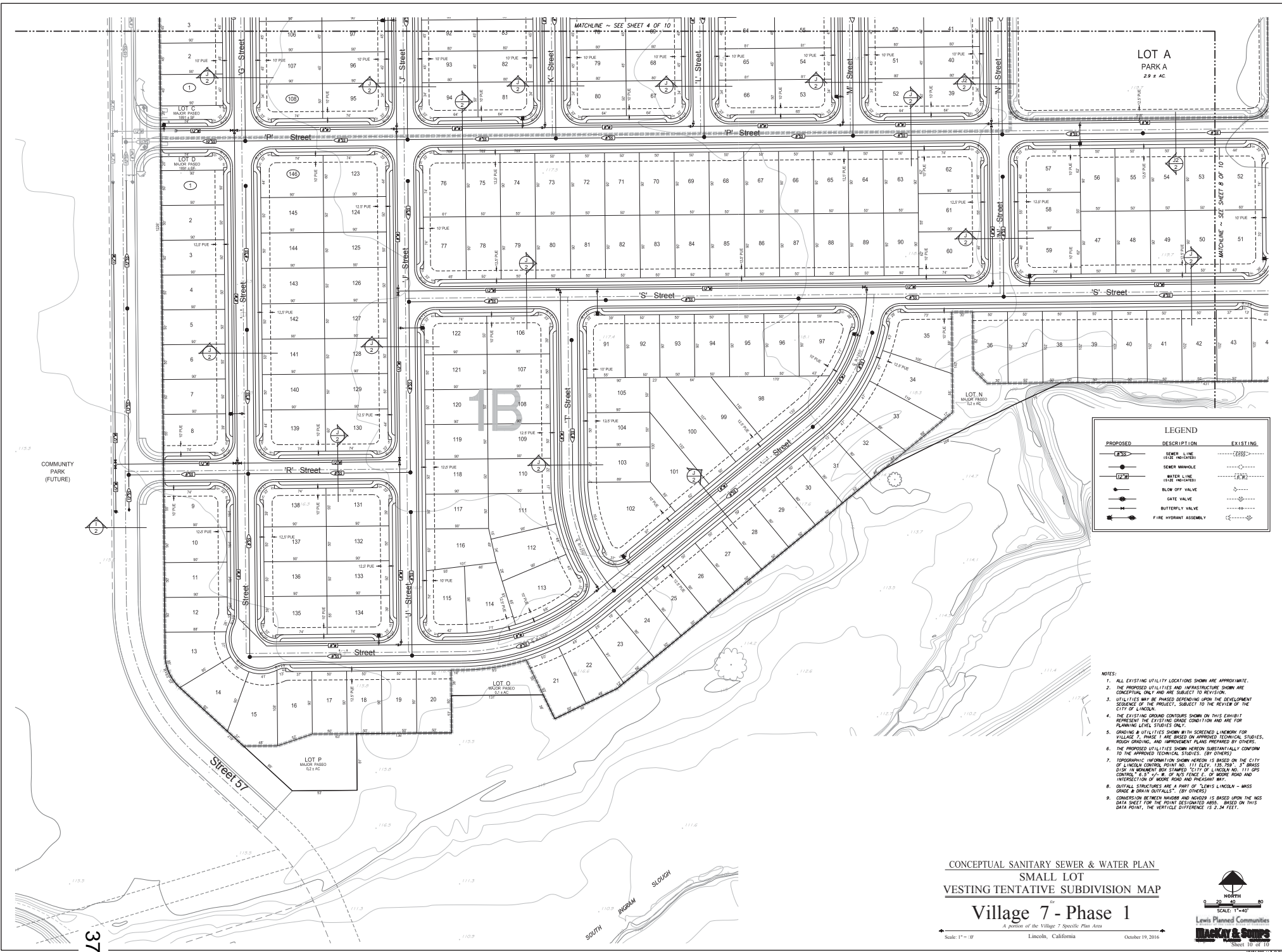


Exhibit 5.2

Village 7 Phase 1 Small Lot Vesting Tentative Subdivision Map Conditions of Approval Page 1

The Village 7 Phase 1 Small Lot Vesting Tentative Subdivision Map, located within the Village 7 Specific Plan in the City of Lincoln, Assessor's Parcel Number 021-283-010 is approved subject to the following conditions of approval:

* (Single Asterisk) located in front of the Condition is a Modified Standard Condition

** (Double Asterisk) located in front indicates a New Condition Specific to the Village 7 Tentative Subdivision Map

Condition	Timing	City Department	Status
1. * All development within the Village 7 Specific Plan area is subject to compliance with Mitigation Measures contained within the Village 7 Specific Plan EIR (State Clearinghouse No. 2005062001).	General Condition	City of Lincoln	
2. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General Condition	City of Lincoln	
3. The Applicant shall pay the City's actual costs of providing entitlement processing Plan review, Final Map review, GIS, administrative fee, and inspection services. This may be a combination of staff costs and direct billing for contract professional services.	General Condition	City of Lincoln	
4. * All improvements required for the Phase 1 Small Lot Vesting Tentative Map shall be designed and constructed in accordance with the City of Lincoln "Design Criteria and Procedures Manual" and "Public Facilities and Improvement Standards." Prior to final map approval, all improvements shown on the vesting tentative subdivision map shall be completed to the satisfaction of the City, or the applicant shall enter into an improvement agreement committing to completion of the improvements.	Improvement Plans/Final Map	Engineering	

Exhibit 5.2

Village 7 Phase 1 Small Lot Vesting Tentative Subdivision Map Conditions of Approval

Page 2

Condition	Timing	City Department	Status
5. ** Improvement plans entitled "Lewis Property – Phase 1 Infrastructure," dated as approved on September 12, 2012, (or as subsequently amended and approved), include all required off-site improvements for Phase 1 of the project by the Development Agreement except for those improvements identified as "not included" or "included in Phase 1 Backbone Landscape Plans" in the August 24, 2016 Memorandum from Vance Jones of MacKay and Soms to Phil Rodriguez of Lewis Planned Communities. Completion of improvement plans and construction of improvements required for Phase 1 shall be in accordance with the timing specified in the Development Agreement.	Prior to Improvement Plans/Final Map Approval	Engineering	
6. ** The items listed under the heading "Encroachment Permit Issuance Requirements" on sheet 2 of the "Phase 1 Infrastructure" plans, dated as approved on September 12, 2012, (or as subsequently amended and approved), shall be satisfied prior to the approval of an encroachment permit for the construction of improvements shown on those plans and the approval of improvement plans for the required on-site Phase 1 improvements.	Prior to Approval of Improvement Plans/Final Map	Engineering	
7. ** The VTSM proposes street and utility connections at locations that are inconsistent with the "Phase 1 Infrastructure" plans, dated as approved on September 12, 2012. The Applicant shall revise the off-site plans, subject to City Approval, to be consistent with the VTSM. These revisions shall include a modified alignment for the Sanitary Sewer line between Central Boulevard and Street 57, which shows the line within an east/west street in the Phase 1A-1 and 1B area.	Prior to Approval of Improvement Plans/Final Map.	Engineering	
8. * Prior to approval of a Final Map, the Large Lot Final Map for Village 7 shall be approved, and all requirements applicable to that map, including but not limited to Conditions of Approval 14 and 15 of the Large Lot Vesting Tentative Map approved by City Council on June 8, 2010 by Resolution No. 2010-098 requiring the establishment of financing mechanisms to fund the construction and maintenance of public improvements required of Phase 1 of Village 7, shall be satisfied.	Prior to approval of Improvement Plans/Final Map	Engineering	

Exhibit 5.2

Village 7 Phase 1 Small Lot Vesting Tentative Subdivision Map Conditions of Approval

Page 3

Condition	Timing	City Department	Status
9. The design, maintenance, inspection and reporting of all storm water systems, devices, and treatment systems by the Developer/HOA shall be in compliance with the West Placer Storm Water quality Design Manual and the State MS4 permit or current State requirements.	General Condition On-going	Engineering	
10. If there is a conflict between the Project Development Agreement and the Conditions of Approval, the Development Agreement shall prevail.	General Condition	City of Lincoln	
11. As set forth in the City's Public Facilities Element Fee (PFE program), the project is subject to Infrastructure and Capital Facility Impact Fees categories including but not limited to, Wastewater Fee; Reclaimed or Raw Water Fee; Drainage Fee; Water Fee; Transportation Fee; and Community Services Fees which includes Parks, City Administration, Fire, Police, Solid Waste, and Library.	General Condition	Finance	
12. * The Small Lot Vesting Tentative Map shall be subject to those provisions set forth in the approved Specific Plan (adopted by Resolution No. 2010-097, dated June 8, 2010) and General Development Plan for the Plan Area (adopted by Ordinance No.847B), as amended by Ordinance No. ____, and as may be subsequently amended	General Condition	Engineering	
13. The conditions of approval for the Small Lot Vesting Tentative Map supersede any and all conflicting notations, and information which may be shown on said Map.	General Condition	City of Lincoln	
14. * The Small Lot Vesting Tentative Subdivision Map approval is valid for the term specified in the Village 7 Development Agreement.	General Condition	City of Lincoln	
15. * All improvements and construction within the project shall be consistent with the Village 7 Specific Plan, General Development Plan, Development Agreement, Large Lot Vesting Tentative Map and Small Lot Vesting Tentative Map.	General Condition	City of Lincoln	
16. One or more residential small lot maps may be recorded concurrent with or subsequent to the recordation of the Large Lot Final Subdivision Map. Also, the applicant may file multiple final maps.	General Condition	Engineering	

Exhibit 5.2

Village 7 Phase 1 Small Lot Vesting Tentative Subdivision Map Conditions of Approval

Page 4

Condition	Timing	City Department	Status
17. The Development Agreement allows for the project to be developed in phases. Upon submittal of Improvement Plans for the Small Lot Vesting Tentative Subdivision Map, the City Engineer/Community Development Director will review the project and determine the extent, timing and installation requirements of public facilities necessary to the provision of public services to the subject parcel, provided such determination is consistent with the Development Agreement. Such determination by the City is limited to the following criteria: Any phase that serves more than forty-five (45) units shall provide two points of vehicular access, one of which can be an emergency vehicle access (EVA) if the EVA provides the ultimate second point of access; provide a looped water system capable of achieving fire flow, maximum day flow and pressure as required by the applicable Improvement Standards; provide a sanitary sewer system which could consist of gravity mains and is connected to the wastewater treatment plant; provide a storm drainage system (including BMP's) to adequately convey storm water to an ultimate discharge point shown on the storm drainage master plan or to an interim discharge point consistent with the extension to the ultimate discharge point; or to require improvements necessary to comply with any other Federal, State or local agency requirements applicable to the project. All phases of development will require final approval by the Community Development Department, Police, and Fire Chiefs based upon the ability to access each phase for regular and emergency City services, as well as the provision of needed public utilities. The City reserves the right to require improvements outside of each phase if deemed appropriate to achieve needed levels of service for each phase.	Prior to approval of Improvement Plans	Engineering	
DEVELOPMENT STUDIES/MITIGATION			
18. * The design of on-site water system improvements shall comply with the "Master Water Study for the Nader Property Specific Plan," prepared by Wood Rogers, dated November 2004 and revised January 2006.	Prior to approval of Improvement Plans	Engineering	

Exhibit 5.2

Village 7 Phase 1 Small Lot Vesting Tentative Subdivision Map Conditions of Approval

Page 5

Condition	Timing	City Department	Status
19. * The design of on-site sanitary sewer system improvements shall comply with the "Master Sanitary Sewer Study for the Lewis Property," prepared by Wood Rogers, dated December 2011.	Prior to approval of Improvement Plans	Engineering	
20. * The design of the on-site storm drainage system improvements shall comply with the "Master Drainage Study for the Lincoln Lewis Property - On-Site Drainage Evaluation," prepared by Wood Rogers, dated September 2011. In addition, prior to the approval of improvement plans, the applicant shall demonstrate that the design of the on-site drainage system complies with Section 10 of the City Design Criteria and Procedures Manual, specifically Table 10-1, "Allowable Street Encroachments" and Section 10-2 for minimum pad elevations adjacent to designated floodplains and overland routing of flood flows.	Prior to approval of Improvement Plans	Engineering	
21. ** The design of storm water quality facilities to support development of Phase 1 shall comply with the "Technical Storm Water Quality Report for the Lincoln Village 7 Phase 1," prepared by MacKay and Soms, dated March 16, 2016.	Prior to approval of Improvement Plans		
22. The Developer shall submit a soils report prepared by a soils engineer for the development including the park sites. The report shall identify any grading and/or foundation soil problems on the lots and recommend any necessary corrective action to be taken. The reports shall be submitted with the Grading Permit or Improvement Plans, whichever occurs first. The reports shall include sub-grade soil evaluation for roadway design and provide suggested structural road sections.	Prior to approval of Improvement Plans	Engineering	

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Condition	Timing	City Department	Status
23. For those improvements that affect regulated resources, the Developer shall have secured all required Environmental and Mitigation Permits for improvements prior to City approval of Plans for the improvements affecting the regulated resources.	Prior to approval of offsite Improvement Plans that affect regulated resources.	Planning	
24. The Developer shall provide the City with a copy of the approved 404 Permit and a 401 Certification to the Community Development Department.	Prior to approval of Improvement Plans that affect the regulated resources of Final Map.	Planning	
25. ** The Developer shall inventory oak trees that will be removed as a result of development within the Phase 1 VTSM and shall mitigate loss of on-site oak trees through the planting of replacement oak trees within the Village 7 open space areas. Replacement trees shall be of 15 gallon size and total trunk diameter (inches DBH) of newly planted trees shall equal the total trunk diameter (inches DBH) of removed oak trees.	Prior to approval of Improvement Plans and Final Map	Engineering and Planning	

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Condition	Timing	City Department	Status
<p>26. ** Cultural Resources Mitigation Measure: An archaeological excavation consisting of one controlled unit (three feet by three feet by three feet) will be placed in the center of archeological resource V7-01 to determine if an archaeological deposit is present. If a deposit is not present, no further actions will be required. If a deposit is present, the resource boundary will be covered or capped with fill dirt and a restriction will be established to avoid further disturbance (excavation) that would impact the deposit. Such restriction shall be noted of any final map that includes the area of the resource and shall be recorded on the individual residential lots to restrict activities within the resource boundary. A UAIC will monitor ground disturbing activities associated with construction within a yet-to-be-defined sensitivity area that would be drawn around the resource boundary and the developer shall provide funding for the UAIC monitor.</p>	<p>Prior to approval of subdivision improvement plans, recordation of final map or site disturbance, whichever comes first</p>	<p>Engineering and Planning</p>	
<p>TRANSPORTATION/STREET IMPROVEMENTS</p>			
<p>27. ** The configuration, location and timing of street improvements shall be as set forth in the Project Development Agreement and Specific Plan.</p>	<p>Prior to approval of Improvement Plans & Final Map</p>	<p>Engineering</p>	
<p>28. Permanent emergency vehicle access points, (E.V.A.) shall be constructed in a minimum 20-foot wide easement with 12-foot wide travel lane or as approved by the Fire Department and Community Development Department, pavement and aggregate base and 2-foot wide aggregate base shoulders and shall be provided with a minimum vertical clearance of not less than 13-feet 6-inches (13'-6"). Structural section shall be determined during design. Gates, if installed in the easement, shall swing in the direction of travel and shall not impede access. A Knox Company padlock is to be provided on all easement gates.</p>	<p>Prior to approval of Improvement Plans and Final Map</p>	<p>Engineering</p>	

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Condition	Timing	City Department	Status
29. Traffic striping, markings and signing shall be provided as required by the applicable City of Lincoln Design Criteria and Procedures Manual and Public Facilities Improvement Standards, as well as the California Manual of Uniform Traffic Control Devices, latest edition.	Prior to approval of Improvement Plans	Engineering	
30. The Developer shall design and construct ADA compliant ramps to allow movement of bicycles from sidewalks to on-street bike lanes where bike/trail routes merge with frontage sidewalks.	Prior to approval of Improvement Plans & Final Map	Engineering	
31. Street names shall be reviewed and approved by the City. The applicant shall work with the City to determine appropriate names to be incorporated into street names as feasible.	Prior to approval of Improvement Plans & Final Map	Planning	
UTILITIES			
32. If determined necessary by the City, the Developer shall design and construct water sampling stations at locations approved by the City Engineer to allow for sampling of the water supply system, pursuant to the State of California and the City of Lincoln.	Prior to approval of Improvement Plans & Final Map	Engineering	
33. ** The Developer shall design and construct reclaimed water facilities as specified in the Project Development Agreement and Specific Plan.	Prior to approval of Improvement Plans & Final Map	Engineering	

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Condition	Timing	City Department	Status
34. The Developer shall comply with all provisions of the City's Cross Control and Backflow Prevention Ordinance.	Prior to approval of Improvement Plans & Final Map	Engineering	
STORM WATER QUALITY/GRADING/DRAINAGE			
35. For projects or development applications that involve less than 1 acre of grading, the Applicant shall submit an erosion control program with Improvement Plans to the City for review and approval and shall implement the approved Plan. The Plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse of disposal and re-vegetation. Specific techniques may be based on geotechnical reports, and shall comply with the then current City standards. During construction of any portion of phase of the project, no disturbed areas shall be left exposed for extended periods of time. The City Engineer will determine the timing and extent of re-vegetation required during approval of Subdivision Improvement Plans.	Prior to approval of Improvement Plans and Final Map	Engineering	
36. Design and construct temporary culverts over natural channels for any stream crossings used during the construction phase. Construction equipment and vehicles must not cross streams without a proper temporary culvert crossing.	Prior to approval of Improvement Plans and Final Map	Engineering	
37. In accordance with the City's then current standards, no disturbed surface or soil shall be left standing through a winter season without erosion control measures, such as re-vegetation of exposed slopes. Temporary erosion control measures (such as silt fences, staked straw bales, etc.) shall be employed at the base of disturbed slopes until re-vegetation is established.	Prior to approval of Improvement Plans	Engineering	

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Condition	Timing	City Department	Status
38. Design and construct energy dissipaters where drainage outlets discharge on erodible soil or into natural drainage ways. Temporary dissipaters may be used for temporary storm runoff outlets during construction phases. Permanent dissipaters shall be included for permanent outlets, unless the Erosion Control Plan indicates that conditions render it unnecessary (subject to the approval of the Community Development Department).	Prior to approval of Improvement Plans and Final Map	Engineering	
39. Subject to permits issued by the Placer County Environmental Health Department, locate and properly abandon all septic systems and wells. Prior to abandoning any existing agricultural wells, the Developer shall use water from the agricultural wells for grading and construction of the project or its phases.	Prior to Acceptance of Improvements or as determined on Improvement Plans	Engineering	

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Condition	Timing	City Department	Status
FLOODPLAIN/WETLANDS			
40. * Grading of the project shall comply with applicable FEMA regulations and the City's Flood Damage Prevention Ordinance (Lincoln Municipal Code Section 15.32.) If the proposed grading results in changes to FEMA floodplain boundaries (as shown on the Flood Insurance Rate Map), the Applicant shall file requests to FEMA for map changes (i.e. CLOMR or LOMR), if necessary, in accordance with FEMA regulations, and shall be responsible for any costs associated with processing these. A CLOMR has been previously approved by FEMA for the project. Within six months of completion of grading, the Applicant shall submit a request for the LOMR, and shall work diligently and cooperatively with FEMA until an approved LOMR is issued. No building permits will be issued within the FEMA designated 100-year floodplain until a LOMR is issued, which shows residential lots outside the 100-year (i.e. Zone A) and 50-year (i.e. Zone Shaded X) floodplain.	Approved CLOMR; prior to Construction within floodplain. Approved LOMR; application to FEMA within six months of completion of grading, and issued by FEMA prior to Building Permit issued for lots within the 100-year and 500-year FEMA designated floodplain	Engineering	

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Condition	Timing	City Department	Status
41. * All future grading shown on the tentative map, including proposed pad elevations, shall be subject to further review and approval by the City in accordance with applicable City and FEMA requirements.	Prior to approval of Improvement Plans & Final Map	Engineering	
FIRE			
42. The final design, layout and line capacity of water and hydrant systems will be subject to approval of the City Engineer in consultation with the Fire Chief prior to start of any phase of underground utility construction.	Prior to approval of Improvement Plans & Final Map	Engineering	
43. The final placement of fire hydrants shall be subject to the approval of the Fire Chief during the review of Improvement Plans and consistent with the then applicable improvement standards for the City.	Prior to approval of Improvement Plans & Final Map	Engineering	
44. Consistent with the locations provided in the approved Tentative Map, emergency access ways and pedestrian connections will be reviewed with Improvement Plans and be approved by the Fire Department, Community Development Department, and City Engineer.	Prior to approval of Improvement Plans & Final Map	Engineering	

PARKS AND TRAILS			
<p>45. The Developer shall prepare Improvement Plans and construct the dedicated landscape corridors, trails and other open space facilities, in accordance with the Project Development Agreement and Specific Plan. Landscape and Trail plans shall be approved with the Public Improvement Plans.</p> <p>The following specifications shall be applied to trails in the project:</p> <ul style="list-style-type: none"> • Trails must be located to the satisfaction of the City Engineer, consistent with the Specific Plan and 404 permit as applicable. • Provide a striped pedestrian crossing for the trail system when it crosses a public right-of-way. • Developer shall install all required signage for the trail. 	<p>Prior to approval of Improvement Plans and final Map.</p>	<p>Planning and Engineering</p>	
<p>46. The Developer shall design and construct open fencing along all open space, drainage corridors, and parkways consistent with the General Development Plan, constructed in accordance with Plans and specifications approved by the City Engineer or designed and constructed as identified in the Army Corps of Engineers approved Open Space Management Plan.</p>	<p>Prior to approval of Improvement Plans and Final Map.</p>	<p>Engineering and Planning</p>	
<p>47. ** The Developer shall prepare Improvement Plans for parks (Park A and Park B) and Major Paseos (Lots C through U) for City review and approval. Such plans shall address frontage improvements, grading and drainage, mobility improvements, landscaping and recreational improvements.</p>	<p>Prior to approval of Improvement Plans and Final Map.</p>	<p>Engineering and Planning</p>	

LANDSCAPING			
<p>48. As specified in the Village 7 General Development Plan, Landscape Plans shall include drought tolerant, low maintenance re-vegetation and landscaping plans and specifications for landscaped corridors/landscaped medians, common parking lots, prepared by a registered landscape architect. The Plans shall to be the satisfaction of the Community Development Department, City Engineer and the Public Services Director. The Plans shall be consistent with the General Development Plan and should blend the project into its natural environment and reflect a design which is sensitive to water use, fire hazards, wildlife and view sheds. The Plans shall include but not be limited to: planting plans, species lists suited to Lincoln's climate and soil conditions, Irrigation Plans and water usage calculations consistent with AB 1881 regarding water conservation, backflow devices for potable water uses, stabilization measures for cut and fill slopes and soil preparation methods. The project will be required to incorporate the use of non-potable water into the Irrigation Plans where available. In instances where non-potable water is used, the piping and design specifications shall be standards approved by the Community Development Director and City Engineer.</p>	<p>Prior to approval of Improvement Plans and Final Map</p>	<p>Engineering</p>	
<p>49. Where non-potable water is to be used, all provisions for its use are to be in accordance with the California requirements and subject to the City Engineer's approval. The Community Development Director shall be notified 72 hours in advance of any new construction being undertaken for landscaped areas using non-potable water.</p>	<p>Prior to approval of Improvement Plans and during Construction</p>	<p>Engineering</p>	

LIGHTING/DESIGN			
<p>50. A Street Lighting Plan shall be submitted to the City with Improvement Plans prior to construction of each project phase. All street lights shall be LED and Smart Metered to the satisfaction of the City Engineer. Street light poles where located in public right-of-way and maintained by City, shall be concrete and/or to the satisfaction of the City Engineer. All street lights shall be in accordance with the Village 7 General Development Plan and to the satisfaction of the City Engineer. The selection of the lights and design of the lighting system shall be reviewed and approved by the Community Development Department and City Engineer. Streetlights and similar fixtures shall be directed away from residences.</p>	<p>Prior to approval of Improvement Plans and Final Map</p>	<p>Engineering</p>	
<p>51. The Developer shall review options with Community Development staff to minimize visual impacts and monotony in the design of any sound walls. If used, walls should be constructed of masonry and utilize graffiti resistant materials. Wall design and materials shall be subject City's approval and according to the design standards in the General Development Plan and noise mitigation.</p>	<p>Prior to Improvement Plans and Final Map</p>	<p>Engineering and Planning</p>	

IMPROVEMENT PLAN NOTES			
<p>52. Dust control measures shall be established prior to construction of any phase of development pursuant to the requirements of the Mitigation Monitoring Plan. Additional dust control measures may be required by the City based upon site conditions.</p> <p>The following note shall be added to the Grading and/or Improvement Plans:</p> <p>“To minimize dust/grading impacts during construction, the Applicant shall:</p> <ul style="list-style-type: none"> a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day. b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks. c. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities. d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site. e. The City shall have the authority to stop all grading operations, if in opinion of City staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. f. The grading shall comply with the Mitigation Monitoring Program.” 	<p>Prior to approval of Improvement Plans</p>	<p>Engineering</p>	
<p>53. A note shall be added to the Grading Plans that states:</p> <p>“Prior to the commencement of grading operations, the contractor shall identify the site where the deficit earthen material shall be borrowed. A report issued by a geotechnical engineer shall be submitted to verify that the imported materials are suitable for project fill. If the borrow site is within the City of Lincoln, the contractor shall show proof of all approved Grading Plans. Haul routes to be used shall be approved by the City Engineer.”</p>	<p>Prior to approval of Improvement Plans</p>	<p>Engineering</p>	

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54. A note shall be added to the Improvement Plans: “Construction in the project shall take place between the hours of 7:00 A.M. to 5:00 P.M., Monday through Friday, unless written approval is granted by the Community Development Department allowing work for different days or hours.” “Radios and other musical equipment noise shall be played at levels consistent with the City of Lincoln standards so as to be contained on-site.”	Prior to approval of Improvement Plans	Engineering	
55. A note shall be added to the Improvement Plans: “All contractors are required to deliver all construction related refuse collected in debris boxes to the Western Placer Waste Management Authority Material Recovery Facility. The City reserves the right to require that a franchise agreement be approved with any refuse handler at any time during the construction process.”	Prior to approval of Improvement Plans	Engineering	
56. A note shall be added to the Improvement Plans: “Seventy-two (72) hour notification must be given to the City of Lincoln prior to disinfection of any water mains. The contractor shall call the Public Services Department at 434-2450 to schedule disinfection and testing.”	Prior to approval of Improvement Plans	Engineering	
57. A note shall be added to the Improvement Plans: “The Developer shall submit Environmental surveys in compliance with the mitigation measures. The Developer shall secure Community Development Department (Planning) approval that surveys are adequate and mitigation measures are incorporated into the Plan prior to start of any on-site construction.”	Prior to approval of Improvement Plans	Engineering and Planning	
58. A note shall be added to the Improvement Plans: “The Developer shall require their contractors to work with the Police Department in the development of security measures during construction to increase security of stored equipment and materials on-site and to minimize demands on police protection services during project construction.”	Prior to approval of Improvement Plans	Engineering	

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59. A note shall be added to the Improvement Plans: "All construction contractors shall provide a Spill Prevention and Counter Measure Plan describing measures to insure proper collection and disposal of all pollutants handled or produced on the project site during construction, including sanitary wastes, cement, and petroleum products. The Plan shall be submitted to the City's Fire Department and Community Development Department prior to each phase of construction."	Prior to approval of Improvement Plans	Engineering	
GRADING			
60. The Developer shall submit Blasting Plans (if required) for review and approval by the City Engineer prior to commencing any on-site blasting activities. At a minimum, the Blasting Plan is to include a description of the work to be accomplished, a statement of the necessity to accomplish the work, a description of alternatives to blasting considered but rejected, a description of steps taken to avoid hard rock areas, safety measures to be implemented. The Blasting Plan is to coordinate blasting activities with the Police, Community Development Department, and Fire Departments and specify the time and duration proposed for the activity. The Applicant shall provide 72 hours notification to the above Departments of any scheduled blasting.	Prior to any blasting activities	Engineering	
61. The Developer shall provide a grading and erosion control security plan in accordance with the City of Lincoln Design Criteria and Procedures Manual.	Prior to the issuance of the Grading Permit.	Engineering	
62. Flagging, fencing, signage, and other devices shall be installed prior to grading on-site. Fence locations shall be to the approval of the Community Development Department and shall require inspection prior to start of grading. Fencing should not be removed unless written approval is obtained from the Community Development Department.	Prior to Grading on-site	Engineering	
63. Trees removed during site grading and construction shall be disposed of by means other than landfill or burning.	Prior to Grading on-site	Engineering	

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64. Trees not scheduled for removal adjacent to construction areas shall be temporarily fenced around their drip lines to prevent inadvertent damage during construction activity.	Prior to Grading	Engineering	
FINAL MAP			
65. The Developer shall submit Joint Trench Plans for review by City Engineering	Prior to Acceptance of Improvements or Final Map	Engineering	
66. Prior to the approval of each Final Map, the Developer shall enter into a standard City Subdivision Agreement with the City identifying the public improvements, if any, to be constructed with each phase. The Developer shall provide security, in one of the standard forms acceptable to the City Attorney and consistent with the Subdivision Map Act guaranteeing construction of the improvements. The City may accept proceeds from any bond sale for security in the manner authorized by Government Code Sections 66462(a)(2)(b) and 66499.5.	Prior to Final Map approval	Engineering	
67. The Applicant shall provide to the Community Development Department copies of the Final Maps for each phase after the City Engineer's approval but prior to City Council approval: <ul style="list-style-type: none"> • Two digital copies of the Final Map in DWG format compatible with the City's mapping and PDF • One plot or print of the submittal 	Prior to Final Map approval	Engineering	
68. Prior to recordation of a final map, the Subdivider shall file with the Placer County Clerk, a certificate from the Placer County Tax Collector's Office indicating that no liens against the subdivision or any part thereof exist for unpaid State, County, Municipal or local taxes or special assessments collected with taxes, except those not yet due and payable.	Prior to Final Map Recordation	Engineering	

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69. Arrangements shall be made by the Subdivider during the review of Final Maps by the City for the abandonment of any existing easements and/or right-of-way no longer required as well as arrangements for the dedication of new easements and/or rights-of-way required to carry out project conditions of approval. Separate document easements required by the City shall be prepared by a licensed land surveyor and submitted for review by the Community Development Department.	Prior to Final Map approval	Engineering	
70. The Landowner shall convey all groundwater rights to the City of Lincoln with the recordation of any Final Maps.	Prior to recordation of Final Map	Engineering	
71. The Owner shall dedicate public utility easements for underground facilities of a size established by City Standards and Specifications and consistent with the City's franchise agreements as part of each Final Map.	Prior to Final Map approval	Public Services	
72. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public easements (PUE's) located along public roads.	Prior to Final Map approval	Engineering	
73. The Developer shall consent to the City's formation of, or annex to, a Drainage Maintenance Assessment District if deemed necessary by the City Engineer, as required by the Development Agreement.	Prior to Final Map approval	Engineering	

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74.	The Developer shall provide a funding mechanism for the annual maintenance and operation of on-site public street lights, parks, landscaping, open space, water quality features, storm drain facilities, detention and retention facilities, and traffic signals, except those facilities maintained by the HOA. This funding mechanism may consist of a Special Tax, Assessment District, or endowment, at the discretion of the City. If the project is within a current finance mechanism such as the City's Landscaping & Lighting Assessment District No. 1, Benefit Assessment District No. 1, or CFD an expenditure/revenue analysis should be completed if the number of units or amount of public improvements to be maintained have changed since preliminary approval to ensure the project will cover the costs of the annual maintenance and operation of the public improvements. Compliance with this condition shall be to the satisfaction of the City Engineer. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs.	Prior to Approval of Improvement Plans/Final Map	Engineering	
75.	* Consistent with Section 3.9.1 of the Village 7 Development Agreement, if the City determines that there may be a shortfall in revenues needed to provide certain General Fund services to the Project, Developer agrees that either the Property may be annexed into the City's Community Facilities District No. 2010-1 (the "Services CFD") or alternatively agrees to consent to the City's formation of a new Services CFD. If determined necessary by the City, such funding mechanism shall be established prior to the recordation of the first Large Lot Final Map on the Property.	Prior to Final Map approval	Engineering and Finance	
76.	* The Developer will participate in the Public Facilities Element Fee program as outlined in the Development Agreement.	Prior to Final Map approval.	Engineering	
77.	The Applicant with the assistance of the Fire Department and Community Development Department shall develop a Wildland Fire Management Program. The Plan shall provide for the maintenance of undisturbed vegetation in open space areas located on the project site on an annual basis and be submitted to the City Police/Fire Department for approval prior to the recordation of any Final Small Lot Maps.	Prior to Final Map approval	Fire and Planning	

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78. In the event the project utilizes private Covenants, Conditions & Restrictions (CC&R's) a copy of the CC&R's shall be provided by the applicant to the City Attorney and Community Development Department for review and approval prior to recordation of any Small Lot Final Map.	Prior to Final Map approval	Planning	
79. In the event that Homeowner Associations (HOA's) are established for the project, the Developer shall be responsible for all cost of establishing the HOA and initial funding for its operation. The HOA responsibilities for ownership, operation, repair, maintenance, inspection and reporting shall be delineated in the formation documents. Facilities to be owned and maintained by the HOA shall be identified on each Final Map and set of Improvement Plans. Developer shall grant an easement to the City on the Final Maps for access and inspection of all facilities to be owned by the HOA. The HOA shall indemnify the City and define its liabilities and responsibilities. Once approved by the City as to form and content, the HOA shall be recorded and may not be amended or rescinded without first obtaining approval from the Community Development Department and City Attorney. A provision reflecting this shall be incorporated in the recorded CC&R's.	Prior to Final Map approval	Engineering	
80. All small lot subdivisions shall be required to submit a Master Tree List Planting Plan for the residential development setting forth front yard trees in accordance with the adopted General Development Plan for Village 7. The Plan shall be subject to review and approval of the Community Development Department.	Prior to Final Map approval	Planning	
81. After recordation of the Final Map, the Developer shall provide to the City one copy of the recorded Final Map on Mylar.	Immediately after recordation of Final Map	Engineering	
PRIOR TO CONSTRUCTION			
82. The Developer shall apply for and obtain an Encroachment Permit from the Community Development Department prior to any work conducted within the City right-of-way.	Prior to beginning construction	Engineering	

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83.	The Developer, before performing construction activities within the project area and prior to each phase of development shall submit a construction schedule to the Fire Department to allow coordination of fire protection services during construction.	Prior to any construction activity	Engineering and Fire	
84.	The Developer shall consult with/notify the service provider of Gas, telephone, CATV and Electrical System Design Departments at the earliest available opportunity concerning all applicable Development Plans, site improvements, and construction schedules. The project sponsors shall maintain contact with the service provider so that required facilities and easements will be developed in a coordinated manner.	Prior to construction	Engineering	
85.	An on-site meeting with the Developer, contractor, superintendent, engineers, and City representatives to review special procedures, limits of work, lines of authority and special conditions or procedures shall take place prior to any significant grading activity. The Developer shall provide an organization chart displaying lines of authority and phone numbers for each individual shown in a supervisory capacity. The Developer shall designate in writing before the start of work an authorized representative who will have authority to act on behalf of the project. Said representative should be available on the job site during all construction or accessible by phone. The representative shall also make any necessary arrangements with the City Engineer concerning extended or emergency work periods.	Prior to any construction	Engineering	
86.	All construction haul routes shall be approved by the Community Development Department prior to commencement of any construction activity	Prior to any construction	Community Development	
DURING CONSTRUCTION				
87.	Consistent with the recommendations of a soils engineer and as approved by the City Engineer, grading should be scheduled to avoid seasonally high groundwater conditions in swale areas.	During Construction	Engineering	

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88. For each phase of development, the Developer shall provide a specific geotechnical analysis to determine the suitability of excavated material (if proposed for use) as engineered fill, and trench backfilling, topsoil, or other types of reuse on-site such as landscaping fill in parks. If during construction the Developer identifies any unique unforeseen soils conditions, the Developer shall within 24-hours notify its geotechnical consultant to provide an analysis to the City Engineer for approval concerning any remediation action.	During Construction	Engineering	
89. The Developer/Contractor shall be responsible for the cleaning of all public streets during construction. The manner and frequency of street cleaning shall be determined by the Public Services Department based upon field conditions.	During construction	Engineering	
90. For potable construction water, flows shall not exceed 500 gpm and 500,000 gallons per day subject to approval by the City. All flows shall be metered and monitored by the Developer. The cost of potable construction water shall be at a rate established by the City. Any use of potable water for construction shall be subject to availability as determined by the City.	During construction	Engineering	
91. The project shall provide for a system to inform all contractors and subcontractors and other affiliated parties conducting business within the City that a Business License must be obtained from the City. Prior to the preconstruction meeting, the Developer shall submit to the City of Lincoln a list containing all parties doing business within the City as a result of the project. The City will check the list to ensure that each party has obtained the necessary Business License.	Prior to issuance of Building Permits and during construction	Building	
92. The Applicant may place a temporary sales building on the project site during project construction, subject to approval of the Community Development Department. The Developer shall submit information to the Community Development Department regarding the location and services available to the structure as well as elevations of the temporary facility. Use of the facility will be subject to the approval of the Community Development Department.	During construction	Building	

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PRIOR TO ACCEPTANCE			
93. For each phase of development, the Developer shall prepare a Water Quality Maintenance and Operation Plan for all water quality features. The Maintenance and Operation Plan shall contain as a minimum a description of the constructed facilities, the design criteria, a description of the way the facility is expected to operate, a post construction Erosion Control Plan, and a description of maintenance activities required along with a schedule for each activity. The Maintenance and Operation Plan shall also contain a description of sampling, testing, and reporting requirements. The Maintenance and Operation Plan shall be subject to approval of the Public Services Department.	Prior to Acceptance of Improvements	Engineering/ Public Services	
94. The Developer shall be responsible for repairing street damage caused by construction equipment on the street system to the satisfaction of the Community Development Department.	Prior to Acceptance of Improvements	Engineering	
95. The Subdivider, through his/her engineer or surveyor, shall set sufficient durable monuments to conform to the standards prescribed in Section 8771 of the Business and Professional Code of California.	Prior to Acceptance of Improvements	Engineering	
96. The project shall be required to underground all existing public utilities fronting Phase 1 of the project site, except that electric transmission lines of 60 KV and higher may be excluded as determined by the City or PG&E.	Prior to Acceptance of Improvements	Engineering	
97. If/where applicable, subject to the Applicant's 404 Permit, sewer and water easements located in open space areas shall have an access road to valves and manholes approved by the Community Development Department and constructed with a minimum easement width of 15-feet and providing an 8-foot wide pave section, acceptable to the City Engineer with 2-foot wide aggregate base shoulders. (Any crossing of U.S. Army Corps of Engineers jurisdictional wetlands shall be in a steel casing.)	Prior to Acceptance of Improvements	Engineering	
98. Prior to the acceptance of each phase of improvements, the Developer shall provide the City with "As-Built Plans" in a mylar hard copy and the other on a computer disc in an AutoCAD format compatible with the City's mapping acceptable to the Public Services Department.	Prior to Acceptance of Improvements	Engineering	

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99. Existing and proposed public facilities and improvements damaged during the course of construction shall be repaired by the Developer, at his expense, to the satisfaction of the Community Development Director.	Prior to Notice of Completion	Engineering	
100. When improvements to landscape corridors and trails are completed to the satisfaction of the City Engineer and Community Development Department, the improved property shall be conveyed by a grant deed to the City, or HOA as applicable, for on-going maintenance, operation, repair and replacement. The Developer shall be responsible to pay the direct cost associated with the performance of this work. If dedicated to the City, the Developer shall be responsible for payment of costs until such time as the City begins collecting funds for this work or the cost of doing this work is incorporated into a financing mechanism to fund the costs of this work.	Prior to the Acceptance of Improvements	Engineering, Community Development, and Public Services	
101. The contractor shall be responsible for the televising of all sewer collection and transport facilities. A 72-hour notification, both written and verbal, shall be given to the Community Development Department prior to the televising of the sewer system. If not properly notified the City may elect to require a retesting of the subject system.	Prior to Notice of Completion	Engineering	
PRIOR TO BUILDING PERMIT			
102. Finished exterior grades shall be sloped away from foundations to provide removal of surface water runoff away from structures. All building pads shall be provided with drainage away from foundations and to a properly controlled discharge system. No surface runoff should be allowed to flow from the pad over an unprotected slope. Terraced lots should avoid uncontrolled discharge of surface water runoff onto adjoining lots.	Prior to approval of Plot Plans	Building and Engineering	
103. Fire hydrants or other acceptable alternative approved by the City, providing service for construction sites shall be operational prior to combustible vertical building construction beginning.	Prior to issuance of Building Permits	Building	

Exhibit 5.2

Village 7 Phase 1 Small Lot Vesting Tentative Subdivision Map Conditions of Approval

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104. Typical Landscape Plans, prepared by a registered landscape architect, shall be submitted for private front yard landscaping prior to issuance of Building Permits for homes. Such plans shall utilize drought tolerant landscaping, irrigation systems and plant materials that comply with then applicable City of Lincoln landscape standards.	Prior to Building Permit Issuance	Community Development	
105. All private exterior lighting is to be uniform or complimentary throughout the project. Private exterior lighting to be provided for all access driveways, parking areas and walkways so as to facilitate protection of private property and safe pedestrian movement within the project site. Such lighting shall be accomplished in such a manner as not to illuminate adjacent properties or street which may be objectionable or hazardous. Detailed Construction Plans depicting the location and type of all lighting fixtures to be submitted and approved by the Building, Planning, and Police Department as part of the Construction Plans.	Prior to issuance of Building Permit	Building, Planning, and Police Department	
106. The project shall be subject to the Western Placer Unified School District's Financing Plan.	Prior to issuance of Building Permits	Building	
107. The Developer shall pay all applicable fees at time of issuance of the Building Permit.	Prior to issuance of Building Permits	Building	
108. The project shall be subject to the Placer County Capital Facilities Impact Fee.	Prior to issuance of Building Permits	Building	
109. The Developer shall comply with the Development Agreement regarding Park Dedication and Fees.	Prior to issuance of Building Permits	Building	

Exhibit 5.2

Village 7 Phase 1 Small Lot Vesting Tentative Subdivision Map Conditions of Approval

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110. Unless otherwise addressed in the Development Agreement, the development of any residential dwelling units shall be subject to the review and approval process of Design Review as set forth in the City's Municipal Code.	Prior to the issuance of the Building Permits	Planning	
PRIOR TO OCCUPANCY			
111. The Developer shall install all fire protection measures required pursuant to the then applicable City Standards. All residential units shall be fire sprinkled in accordance with the 2010 California Fire Code, or the Fire Code in effect at the time of Building Permit application.	Prior to Final Inspection / Occupancy of each home	Building	
112. All water meters shall be installed by the Public Services Department as per standards and specifications adopted by the City of Lincoln in June 2004 and as thereafter amended. A fee (applied city-wide) will be required for the cost and installation of each meter and may be adjusted annually based upon costs.	Prior to Final Inspection / Occupancy	Building	

FIRST AMENDMENT
TO THE DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF LINCOLN AND LINCOLN LAND HOLDINGS, LLC
RELATIVE TO THE DEVELOPMENT KNOWN AS THE LEWIS PROPERTY

This First Amendment ("First Amendment") is entered into this ____ day of _____, 2016, by and between the CITY OF LINCOLN, a municipal corporation, hereinafter "City," and LINCOLN LAND HOLDINGS, LLC, a Delaware limited liability company, hereinafter "Developer," pursuant to California Government Code section 65584 et seq.

RECITALS

- A. On August 27, 2013, the City and Developer entered into a Development Agreement concerning the development known as Lewis ("Development Agreement"). The Development Agreement was recorded on October 18, 2013, in the Official Records of Placer County, as Document number 2013-0099597-00.
- B. The Development Agreement vests the following entitlements: a General Plan Amendment, Resolution No. 2010-096, dated June 8, 2010; Village 7 Specific Plan, Resolution No. 2010-097, dated June 8, 2010; Rezoning, Ordinance No. 846B, dated June 8, 2010; General Development Plan, Ordinance No. 847B, dated June 8, 2010; Large Lot Vesting Tentative Parcel Map Resolution No. 2010-098, dated June 8, 2010.
- C. Developer seeks to modify the General Plan, Specific Plan, and General Development Plan (collectively referred to as "Specific Plan Amendments") to consolidate residential and park uses within Phase 1 of the Subdivision while maintaining a consistent number of dwelling units in the Specific Plan.
- D. The City of Lincoln Community Development Director has determined that the Specific Plan Amendments are substantial amendments pursuant to section 1.8(b) of the Development Agreement.
- E. The Development Agreement, together with this First Amendment, shall be the "Amended Development Agreement."

AGREEMENT

NOW, THEREFORE, in consideration of the mutual agreements and covenants contained herein, the parties agree to amend the Agreement as follows:

1 Amendment of Development Agreement. This First Amendment shall amend the Development Agreement as follows. Deletions shall be reflected in strikethrough text and additions shall be reflected in underline.

- A. 1.3 Defined Terms.

“General Development Plan” shall have the meaning set forth in Recital F.2(d) of this Agreement, together with all amendments thereto made on or prior to the Effective Date of this First Amendment.

B. “Specific Plan” means the Village 7 Specific Plan adopted by the City on June 8, 2010 as set forth in Recital F.2.(b), together with all amendments thereto made on or prior to the Effective Date of this First Amendment.

C. Exhibit 1 to this First Amendment shall become Exhibit D, the Land Use Diagram, of the Amended Development Agreement.

D. Exhibit 2 to this First Amendment shall become Exhibit N-1, Parks, of the Amended Development Agreement.

E. Exhibit 3 to this First Amendment shall become Exhibit N-2, Phasing of Park Improvement, of the Amended Development Agreement.

2. All Other Provisions Remain in Full Force and Effect. All provisions of the Development Agreement not otherwise inconsistent with this First Amendment, are and shall remain in full force and effect. Such provisions are herewith reenacted, readopted and approved and ratified as if fully set forth herein. Adoption of this First Amendment and the re-adoption and ratification are consistent with the Lincoln General Plan and the Village 7 Specific Plan, as amended, the previously certified EIR and MMP certified by the City.

3. Authority to Execute Agreement. The person or persons executing this First Amendment on behalf of Developer warrant and represent that they have the authority to execute this First Amendment and the authority to bind Developer to the performance of its obligations hereunder.

4. Consent. Where the consent or approval of a party is required in or necessary under this First Amendment, such consent or approval shall not be unreasonably withheld.

5. Construction of Agreement. All parties have been represented by counsel in the preparation of this First Amendment and no presumption or rule that ambiguity shall be construed against a drafting party shall apply to interpretation or enforcement hereof. Captions on sections and subsections are provided for convenience only and shall not be deemed to limit, amend or affect the meaning of the provision to which they pertain.

6. California Law. This First Amendment shall be construed and enforced in accordance with the laws of the State of California.

7. No Joint Venture or Partnership. City and Developer hereby renounce the existence of any form of joint venture, partnership or other association between City and Developer, and agree that nothing in this First Amendment or in any document executed in connection with it shall be construed as creating any such relationship between City and Developer.

8. Severability. If any provision of this First Amendment shall be adjudicated to be invalid, void or illegal, it shall in no way affect, impair or invalidate any other provision, and, with the

exception of such provision found invalid, void or illegal, this First Amendment shall remain in full force and effect.

9. Recording. Pursuant to California Government Code section 65868.5, no later than ten (10) days after City enters into this First Amendment, the City Clerk shall record an executed copy of this Agreement in the official records of the City of Lincoln.

10. Venue. Any action arising out of this First Amendment shall be brought in Placer County, California, regardless of where else venue may lie.

11. Time is of the Essence. Time is of the essence of each and every provision of this Agreement

IN WITNESS WHEREOF, the City of Lincoln, a municipal corporation, has authorized the execution of this First Amendment in duplicate by its City Manager and attestation by its City Clerk under the authority of Ordinance No. _____ adopted by the Council of the City of Lincoln on the _____ day of _____, 2012, and Lincoln Land Holdings, LLC has caused this First Amendment to be executed.

City of Lincoln, a Municipal Corporation

By: _____
City Manager

Lincoln Land Holdings, LLC

By: _____
Owner

Approved as to Form:

By: _____

Leslie Walker, Interim City Attorney

Exhibit 1

Development Agreement Exhibit D, Land Use Diagram

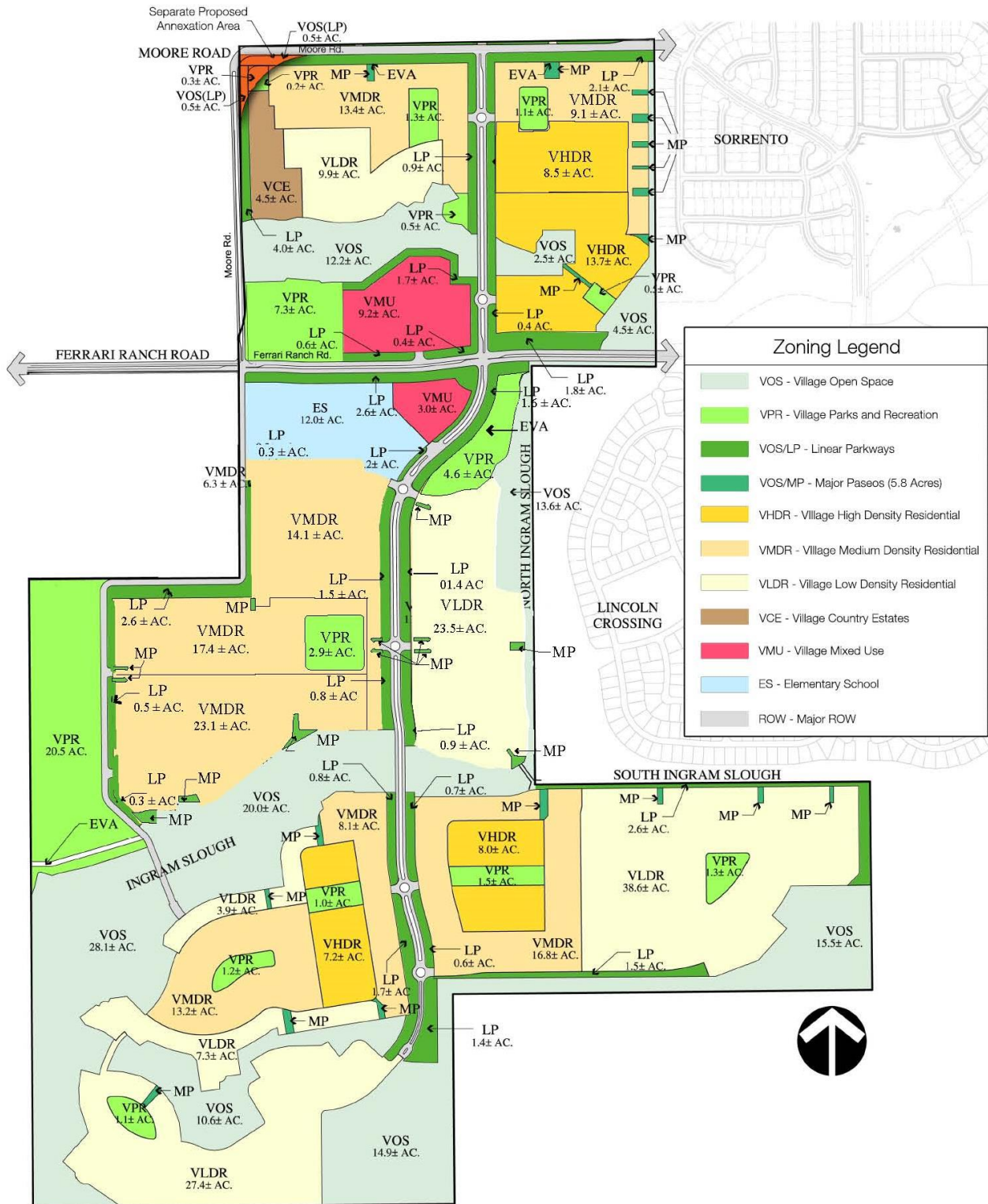


Exhibit 2

Development Agreement Exhibit N-1, Parks

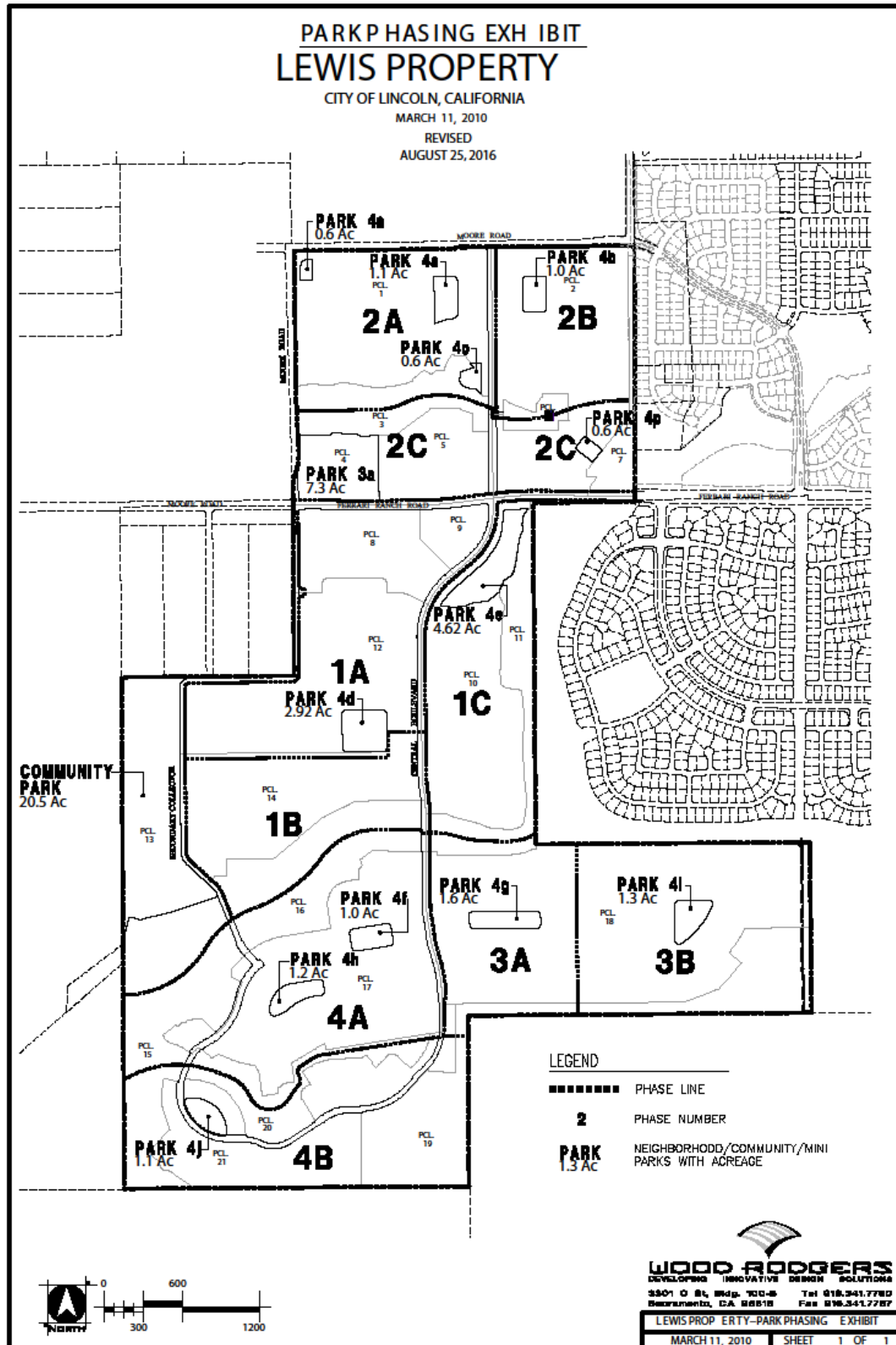


Exhibit 3

Development Agreement Exhibit N-2, Phasing of Park Improvements

PHASING OF PARK IMPROVEMENTS

Phase 1A - Description of Improvements:

Mini-Park 4D: Construct a 2.9 acre park site.

Phase 1C - Description of Improvements:

Mini-Park 4E: Construct a 4.6-acre park site.

Phase 2A - Description of Improvements:

Mini-Park 4A: Construct a 1.3-acre park site.

Mini-Park 4N: Construct a 0.6 acre park site.

Mini-Park 4O: Construct a 0.6 acre park site.

Phase 2B - Description of Improvements:

Mini-Park 4B: Construct a 1.1-acre park site

Phase 2C - Description of Improvements:

Neighborhood Park: Construct a 7.3-acre park site.

Note: The 7.3 acre park site may be reduced in size in whole or part to accommodate a fire station facility pursuant to Section 3.8.6.

Mini-Park 4P: Construct a 0.6 acre park site.

Phase 3A - Description of Improvements:

Mini-Park 4G: Construct a 1.6-acre park site.

Phase 3B - Description of Improvements:

Community Park: Construct a 20.5-acre community park site

Mini-Park 4L: Construct a 1.3 acre park site.

Phase 4A - Description of Improvements:

Mini-Park 4F: Construct a 1.0-acre park site

Mini-Park 4H: Construct a 1.2-acre park site.

Phase 4B - Description of Improvements:

Mini-Park 4J: Construct a 1.3-acre park site.



KEITH NESBITT
City of Auburn
TONY HESCH
City of Colfax
STAN NADER
City of Lincoln
BRIAN BAKER
Town of Loomis
SCOTT YUILL
City of Rocklin
SUSAN ROHAN
City of Roseville
JIM HOLMES
KIRK UHLER
Placer County
RON TREABESS
Citizen Representative
CELIA McADAM
Executive Director

September 28, 2016

Matthew Wheeler
Community Development Director
City of Lincoln
600 6th Street
Lincoln, CA 95648

**RE: Placer County Airport Land Use Commission Consistency Determination
Case No. 2016/17-1: Village 7 General Plan and Specific Plan Amendment/Rezone**

Lewis Communities is currently seeking approval by the City of Lincoln of amendments and rezoning to the previously approved Village 7 Specific Plan. Before the City of Lincoln can take final action to approve the Village 7 General Plan and Specific Plan amendments and rezone the ALUC must determine whether the proposal is consistent with the Placer County Airport Land Use Compatibility Plan (ALUCP).

On September 28, 2016 the Placer County Airport Land Use Commission (ALUC) via a noticed public hearing determined that the Village 7 General Plan and Specific Plan amendments and rezone is consistent with the ALUCP. The ALUC consistency review was done using the compatibility plan for the Lincoln Regional Airport in accordance with the 2014 Placer County ALUCP. The ALUCP establishes land use compatibility criteria and zones based on noise, safety, airspace protection and overflight provisions. The ALUC determined that the majority of land uses affected by the amendments and rezone are located in ALUCP Zone D and identified as compatible uses. The overall density of uses within Village 7 remain essentially unchanged from the approved General Plan, which was previously found consistent with the ALUCP. As such, there are no airport noise and safety concerns, or airspace protection and overflight issues associated with the amendments and rezone.

If you have any questions regarding the ALUC consistency determination, please contact David Melko of my staff at (530) 823-4090, or email at dmelko@pctpa.net. I will forward the public hearing minutes to you after they have been approved. Also, please thank Paul Junker for his effort to facilitate the ALUC review.

Sincerely,

Celia McAdam, FAICP CTP
Executive Director

cc: Phil Rodriguez, Lewis Planned Communities
Mark Sauer, Mackay and Soms
David Wade, Wade Associates
Jim Bermudez, City of Lincoln
Paul Junker, Michael Baker International
Bob Fiore, Caltrans Division of Aeronautics Office of Aviation Planning
David Melko, PCTPA